



## MELKSHAM WITHOUT PARISH COUNCIL

Clerk: Mrs Teresa Strange

First Floor  
Melksham Community Campus,  
Market Place, Melksham,  
Wiltshire, SN12 6ES  
Tel: 01225 705700

Email: [clerk@melkshamwithout-pc.gov.uk](mailto:clerk@melkshamwithout-pc.gov.uk)  
Web: [www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk)

Wednesday 15<sup>th</sup> October 2024

To all members of the Council Planning Committee: Councillors Richard Wood (Chair of Planning), Alan Baines (Vice Chair of Planning), John Glover (Chair of Council) David Pafford (Vice Chair of Council), Terry Chivers, Mark Harris and Peter Richardson

You are summoned to attend the Planning Committee Meeting which will be held on **Monday 21<sup>st</sup> October at 7.00pm at Melksham Without Parish Council Offices (First Floor), Melksham Community Campus, Market Place, SN12 6ES** to consider the agenda below:

**TO ACCESS THE MEETING REMOTELY, PLEASE FOLLOW THE ZOOM LINK BELOW. THE LINK WILL ALSO BE POSTED ON THE PARISH COUNCIL WEBSITE WHEN IT GOES LIVE SHORTLY BEFORE 7PM.**

Click link here:

<https://us02web.zoom.us/j/2791815985?pwd=Y2x5T25DRIVWVU54UW1YWWE4NkNrZz09&omn=88260474129>

Or go to [www.zoom.us](http://www.zoom.us) or Phone 0131 4601196 and enter: **Meeting ID: 279 181 5985**

**Passcode: 070920.** Instructions on how to access Zoom are on the parish council website [www.melkshamwithout-pc.gov.uk](http://www.melkshamwithout-pc.gov.uk). If you have difficulties accessing the meeting please call (do not text) the out of hours mobile: 07341 474234

**YOU CAN ACCESS THE AGENDA PACK HERE**

Yours sincerely,

Teresa Strange, Clerk



# AGENDA

1. **Welcome, Announcements & Housekeeping**
2. **To receive Apologies and approval of reasons given**
3. **Declarations of Interest**
  - a) To receive Declarations of Interest.
  - b) To consider for approval any Dispensation Requests received by the Clerk and not previously considered.
  - c) To note standing Dispensations relating to planning applications.
4. **To consider holding items in Closed Session due to confidential nature**

*Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items (12ci & 12cii) where publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.*
5. **Public Participation**
6. **To consider the following new Planning Applications:**
  - PL/2024/08390:** **Orchard House, 236 New Road, Melksham, SN12 7QZ:** Rear/Side second storey extension over existing footprint. Applicant: Mr. Potter. **(Comments by 17<sup>th</sup> October 2024- extension arranged)**
  - PL/2024/08718:** **19 Shaw Hill, Shaw, Melksham , SN12 8ET:** Proposed Ground Floor Rear Kitchen Extension and New First Floor En-Suite Extension over existing Entrance Hall.Applicant: Mrs. Adams. **(Comments by 25<sup>th</sup> October 2024)**
  - PL/2024/03104** **Octovian Bonded Warehouse, Goodes Hill, Gastard, Corsham, SN13 9PP:** Proposed construction of 2-storey extension to the side of existing offices and single storey storage building. Applicant: Octavian Wines Ltd **(Comments by 11<sup>th</sup> October – extension notified)** (Outside of the parish, but Wiltshire Council have consulted Melksham Without Parish Council)
  - PL/29024/08989** **Bloor Homes/David Wilson Homes, Basil Drive, Melksham, SN12 6ZJ:** Removal of condition 28 relating to application 14/10461/OUT Outline application for up to 450 dwellings (now known as The Acorns/Hunters Wood). 28: No more than 350 dwellings hereby permitted shall be occupied until the highway infrastructure identified as Phase 3 has been constructed and completed in accordance with the approved plans **(Comments by 12<sup>th</sup> November)** (Outside of the parish, but Wiltshire Council have consulted Melksham Without Parish Council)

**PL/2024/09245**

**Whitley Brow, 178 Top Lane, Whitley, Melksham, SN12 8QU:**

Consent under Tree Preservation Order (TPO) 2 x Horse Chestnut trees – crown lift to 3m; reduce height by up to 4m; reduce sides by to 3m and remove major deadwood. Applicant: Steve Dallard

**(Comments by 5<sup>th</sup> November)**

7. **Planning Appeals & Decisions:** To note planning appeal decision (upheld/approved) for Land to the west of Semington Road, Melksham SN12 6EF PL/2022/08155 APP/Y3940/W/24/3343787
8. **Current planning applications:** Standing item for issues/queries arising during period of applications awaiting decision.
  - a) **52e Chapel Lane, Beanacre (Planning Application PL/2023/05883)** Erection of three dwellings, with access, parking and associated works including landscaping.
  - b) **Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP (Planning Application PL/2024/07097)** Erection of up to 300 dwellings; land for community use or building, open space and dedicated play space and service infrastructure and associate works
  - c) **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS (Planning Application PL/2023/11188)** Demolition of agricultural buildings and development of up to 500 dwellings, up to 5,000 square metres of employment, land for a primary school, land for mixed use hub, open space
9. **Planning Enforcement:** To note any new planning enforcement queries raised and updates on previous enforcement queries.
  - a) **489a Semington Road:** To note response received from Wiltshire Council to queries raised about next steps following the refusal of the Certificate of Lawfulness for the use of the annexe (PL/2024/04135).
  - b) **Land West of Semington Road, Melksham (Townsend Farm):**
    - i. To note enforcement report regarding unauthorised access to site and any update received as a result.
    - ii. To note vibration monitor report following residents' request to developers and any further correspondence as a result of this request.
  - c) **Semington Road:** To note possible breaches of enforcement.
  - d) **Westland Farm, Westlands Lane Battery Storage sites:** to note noise complaint.
10. **Planning Policy**
  - a) **Melksham Neighbourhood Plan:** To receive an update.
  - b) **Local Plan:** To note Local Plan approved for submission to the Planning Examiner, at Wiltshire Council on Tuesday 15<sup>th</sup> October and consider any changes to the Reg 19 version from September 2023
  - c) To note news article regarding lack of social housing providers  
<https://www.bbc.co.uk/news/articles/czegynwy938o>
11. **Lithium-ion Battery Safety Bill:** To consider writing to Minister, Baroness Jones in support of Lord Redesdale's Bill with regard to the lithium-ion batteries.

12. **S106 Agreements and Developer meetings: (Standing Item)**
- a) **Updates on ongoing and new S106 Agreements**
- i) **Pathfinder Place:**
- To note any update on outstanding issues and consider way forward.
- ii) **Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)**
- To note any updates and consider a way forward (note first occupation).
- iii) **Land to rear of Townsend Farm for 50 dwellings (PL/2023/00808)**
- To note any updates and consider a way forward.
  - To consider correspondence regarding parish council request for s106 change for location of bus shelter
- iv) **Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504)** To note any updates and consider a way forward.
- v) **Bowood View, Semington Road:**
- To note correspondence regarding highway adoption issues
- To note any S106 decisions made under delegated powers**
- vi) **To consider raising lack of engagement with Wiltshire Council and Parish Council on planning conditions and draft s106 agreements again**
- c) **Contact with developers**
- i) To receive notes from meeting held with Tor & Co and Martin Grant Homes (if available) and agree any comments to send at this stage
- ii) To note update from local business on search for employment land

**Copy to all Councillors**